

**WATER & SEWERAGE PLAN AMENDMENTS
FALL 2010 CYCLE**

STAFF REPORT

Case # WS-10-11

APPLICANT: Marley Gate, LLC

REQUEST: To reclassify 5 acres from W-5/Dev. to W-3/Dev.

LOCATION: Northwest corner of Marley Street and MD 144 (Main Street), Tax Map 801, Parcel 3823, Tax ID# 09-248161, in the Town of New Market

BACKGROUND:

Comprehensive Plan — The property is designated Mixed Residential/Commercial on the Town's Master Plan.

Zoning — Mixed Residential Service (Town zoning)

Development Status — The Town of New Market approved a site plan on May 4, 2010 for two buildings on this site, each consisting of office or commercial space on the first floors and residential uses on the second and third floors. The property is adjacent to Brinkley Manor, a residential development within the Town.

Water & Sewerage Plan Status — An existing 12-inch water line and 8-inch sewer line are present along Marley Street, adjacent to the subject property. The site is proposed to be served by a new 8-inch water line connection off Marley Street and a new 6-inch sewer line extension from MD 144, Main Street.

The Board of County Commissioners and the Town of New Market executed a Water Service Area Agreement (WSAA) in April 2003. This agreement identified the county as the sole provider of water and sewer service to the Town of New Market and contains an allocation schedule for providing water taps to the Town for the Town to allocate to existing County sewer customers. In July 2009 the BOCC approved the Third Amendment to revise the 2003 WSAA That included updates to the original allocation schedule and allows the accelerated purchase of water taps.

The Town has granted a total of 30 water and 30 sewer taps to the developer for this project. Fifteen water and 15 sewer taps are available for immediate purchase (after building permit issuance). The remaining 15 taps cannot be allocated and are not available until the Bush Creek Interceptor and the Ballenger-McKinney expansion project are completed, as memorialized in the

Third Amendment to the WSAA. The owner/developer has proposed a multi-year water and sewer tap agreement detailing the allocation and purchase schedule and terms. This agreement has not yet been signed by the Town of New Market.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission make a finding of consistency with the Comprehensive Plan.

WS 10-11

Vicinity Map

Comprehensive Plan

WS 10-11

Water Plan



Sewerage Plan

